

Central Okanagan Monthly Statistics
March 2011

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Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,122	1,362	-17.62%	3,059	3,477	-12.02%
2 Units Sold	341	387	-11.89%	807	979	-17.57%
3 Sales Volume	\$130,014,844	\$150,511,796	-13.62%	\$309,208,188	\$381,524,092	-18.95%
4 List/Sell Ratio	96.94%	95.88%		96.08%	96.25%	
5 Days to Sell	97	102	-5.62%	104	109	-5.22%
6 Active Listings	4,750	4,959	-4.21%			
Area = North Okanagan						
1 Units Listed	507	572	-11.36%	1,167	1,307	-10.71%
2 Units Sold	116	156	-25.64%	293	347	-15.56%
3 Sales Volume	\$46,609,186	\$54,567,259	-14.58%	\$100,415,529	\$115,370,087	-12.96%
4 List/Sell Ratio	90.79%	96.37%		92.82%	96.26%	
5 Days to Sell	147	128	14.44%	153	125	22.35%
6 Active Listings	2,325	2,371	-1.94%			
Area = Shuswap / Revels						
1 Units Listed	252	324	-22.22%	543	799	-32.04%
2 Units Sold	60	53	13.21%	128	160	-20.00%
3 Sales Volume	\$18,458,876	\$18,206,720	1.38%	\$38,767,231	\$48,740,091	-20.46%
4 List/Sell Ratio	95.76%	94.57%		94.35%	94.50%	
5 Days to Sell	192	142	35.21%	176	156	12.89%
6 Active Listings	1,384	1,527	-9.36%			
Area = Grand Total						
1 Units Listed	1,881	2,258	-16.70%	4,769	5,583	-14.58%
2 Units Sold	517	596	-13.26%	1,228	1,486	-17.36%
3 Sales Volume	\$195,082,906	\$223,285,775	-12.63%	\$448,390,949	\$545,634,270	-17.82%
4 List/Sell Ratio	95.29%	95.89%		95.18%	96.10%	
5 Days to Sell	119	113	5.54%	123	118	4.19%
6 Active Listings	8,459	8,857	-4.49%			

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Central Okanagan Statistics -- March 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	341	\$130,014,844	174	\$84,669,917
Last Month	251	\$96,340,043	130	\$57,923,339
This Month Last Year	387	\$150,511,796	183	\$84,096,856

Description	Total Listings Taken	Inventory
This Month	1,122	4,750
Last Month	1,022	4,506
This Month Last Year	1,362	4,959

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Quick Summary Part 2

Condo/Apt

Sales	54
New Listings	197
Current Inventory	945
Sell/Inv. Ratio	5.71%
Days to Sell	100
Average Price	\$232,630
Median Price	\$210,000

Condo/Townhouse

Sales	51
New Listings	114
Current Inventory	493
Sell/Inv. Ratio	10.34%
Days to Sell	84
Average Price	\$347,035
Median Price	\$319,000

Lots

Sales	18
New Listings	115
Current Inventory	572
Sell/Inv. Ratio	3.15%
Days to Sell	198
Average Price	\$219,448
Median Price	\$208,780

Residential

Sales	174
New Listings	478
Current Inventory	1,524
Sell/Inv. Ratio	11.42%
Days to Sell	79
Average Price	\$486,609
Median Price	\$433,750
Ratio of Sales vs Inventory	8.40%

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	34	43	-20.93%	98	123	-20.33	190	184	3.26
Duplex	14	42	-66.67%	46	93	-50.54	64	106	-39.62
Mobile Home	68	56	21.43%	163	137	18.98	229	214	7.01
Recreational	10	9	11.11%	18	17	5.88	43	16	168.75
Residential	478	592	-19.26%	1,326	1,472	-9.92	1,524	1,567	-2.74
Residential WF	16	17	-5.88%	34	48	-29.17	85	97	-12.37
3/4-Plex	1	2	-50.00%	5	5	0.00	6	11	-45.45
Timeshare	0	1	-100.00%	1	3	-66.67	4	3	33.33
Apartment	197	259	-23.94%	553	681	-18.80	945	1,091	-13.38
Townhouse	114	130	-12.31%	355	373	-4.83	493	449	9.80
RES TOTAL	932	1,151.00	-19.03%	2,599	2,952	-11.96%	3,583	3,738	-4.15
FARMS	11	16	-31.25%	26	36	-27.78	63	70	-10.00
MULTIFAMILY	0	1	-100.00%	4	1	300.00	8	6	33.33
Acreage	15	21	-28.57%	40	51	-21.57	96	122	-21.31
Acreage WF	2	3	-33.33%	9	8	12.50	22	16	37.50
Lots	94	115	-18.26%	217	270	-19.63	572	587	-2.56
Lots WF	4	5	-20.00%	8	8	0.00	20	23	-13.04
LOTS TOTAL	115	144.00	-20.14%	274	337	-18.69%	710	748	-5.08
Business	17	10	70.00%	38	27	40.74	62	65	-4.62
Commercial	36	24	50.00%	82	71	15.49	190	128	48.44
Land	7	10	-30.00%	17	43	-60.47	67	86	-22.09
Leases	0	5	-100.00%	11	5	120.00	56	118	-52.54
IC&C TOTAL	60	49.00	22.45%	148	146	1.37%	375	397	-5.54
GRAND TOTAL	1,118	1,361	-17.85%	3,051	3,472	-12.13%	4,739	4,959	-4.44

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Central Okanagan Statistics -- March 2011

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = Central Okanagan								
Acreage/House	6	10	-40.00%	\$3,897,500	\$9,769,023	-60.10%	91.46%	91.23%
Duplex	4	9	-55.56%	\$1,278,500	\$2,923,900	-56.27%	96.73%	97.28%
Mobile Home	16	22	-27.27%	\$1,336,300	\$1,882,150	-29.00%	92.87%	90.86%
Recreational	0	1	-100.00%	\$0	\$499,000	-100.00%	0.00%	100.00%
Residential	174	183	-4.92%	\$84,669,917	\$84,096,856	0.68%	96.46%	97.04%
Residential WF	1	2	-50.00%	\$998,000	\$3,250,000	-69.29%	100.00%	84.75%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	54	59	-8.47%	\$12,562,000	\$14,745,400	-14.81%	95.97%	95.98%
Townhouse	51	64	-20.31%	\$17,698,766	\$22,952,806	-22.89%	97.06%	97.28%
RES TOTAL	306	350	-12.57%	\$122,440,984	\$140,119,135	-12.62%	96.32%	96.15%
FARMS	0	3	-100.00%	\$0	\$2,470,000	-100.00%	0.00%	83.79%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	4	-75.00%	\$295,000	\$1,185,000	-75.11%	89.67%	91.29%
Acreage WF	0	1	-100.00%	\$0	\$575,000	-100.00%	0.00%	95.99%
Lots	16	19	-15.79%	\$3,156,060	\$4,193,375	-24.74%	93.72%	94.43%
Lots WF	1	0	0.00%	\$499,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	18	24	-25.00%	\$3,950,060	\$5,953,375	-33.65%	94.15%	93.93%
Business	4	2	100.00%	\$304,000	\$76,500	297.39%	114.76%	61.20%
Commercial	8	7	14.29%	\$2,257,927	\$1,787,786	26.30%	128.21%	97.74%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	4	1	300.00%	\$386,873	\$105,000	268.45%	0.00%	0.00%
IC&C TOTAL	16	10	60.00%	\$2,948,800	\$1,969,286	49.74%	145.40%	100.78%
GRAND TOTAL	340	387	-12.14%	\$129,339,844	\$150,511,796	-12.14%	97.00%	95.88%

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Central Okanagan Statistics -- March 2011

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = Central Okanagan								
Acreage/House	21	25	-16.00%	\$13,046,000	\$21,071,523	-38.09%	90.06%	93.06%
Duplex	12	21	-42.86%	\$4,085,157	\$7,256,900	-43.71%	95.85%	96.91%
Mobile Home	41	53	-22.64%	\$3,647,600	\$4,834,750	-24.55%	92.31%	91.79%
Recreational	1	4	-75.00%	\$150,000	\$1,739,000	-91.37%	88.29%	91.68%
Residential	404	453	-10.82%	\$186,230,765	\$210,908,491	-11.70%	96.42%	96.83%
Residential WF	8	7	14.29%	\$10,564,000	\$12,565,000	-15.93%	88.49%	88.11%
3/4-Plex	2	1	100.00%	\$1,022,000	\$799,000	27.91%	96.15%	94.02%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	147	174	-15.52%	\$37,687,350	\$43,791,300	-13.94%	95.40%	95.87%
Townhouse	106	130	-18.46%	\$35,579,659	\$45,345,252	-21.54%	96.47%	96.93%
RES TOTAL	742	868	-14.52%	\$292,012,531	\$348,311,216	-16.16%	95.61%	96.04%
FARMS	1	4	-75.00%	\$1,100,000	\$3,890,000	-71.72%	85.27%	85.97%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	7	10	-30.00%	\$1,979,000	\$4,335,000	-54.35%	94.06%	77.56%
Acreage WF	0	2	-100.00%	\$0	\$1,550,000	-100.00%	0.00%	89.13%
Lots	26	52	-50.00%	\$5,289,960	\$11,914,175	-55.60%	92.93%	93.40%
Lots WF	1	0	0.00%	\$499,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	34	64	-46.88%	\$7,767,960	\$17,799,175	-56.36%	93.64%	88.62%
Business	6	7	-14.29%	\$614,000	\$3,242,500	-81.06%	89.01%	77.06%
Commercial	15	29	-48.28%	\$5,503,387	\$6,445,096	-14.61%	115.81%	157.76%
Land	1	1	0.00%	\$499,000	\$775,000	-35.61%	83.87%	97.00%
Leases	7	6	16.67%	\$1,036,310	\$1,061,106	-2.34%	0.00%	0.00%
IC&C TOTAL	29	43	-32.56%	\$7,652,697	\$11,523,702	-33.59%	126.72%	126.74%
GRAND TOTAL	806	979	-17.67%	\$308,533,188	\$381,524,092	-17.67%	96.11%	96.25%

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Central Okanagan Statistics -- March 2011

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	\$649,583	\$976,902	-33.51%	\$617,500	\$739,500	-16.50%	117	132	-11.75%
Duplex	\$319,625	\$324,878	-1.62%	\$357,500	\$315,000	13.49%	115	97	18.42%
Mobile Home	\$83,519	\$85,552	-2.38%	\$77,200	\$72,100	7.07%	102	94	8.21%
Recreational		\$499,000			\$499,000			601	
Residential	\$486,609	\$459,546	5.89%	\$433,750	\$425,000	2.06%	79	63	24.78%
Residential WF	\$998,000	\$1,625,000	-38.58%	\$998,000	\$1,625,000	-38.58%	22	406	-94.57%
3/4-Plex									
Timeshare									
Apartment	\$232,630	\$249,922	-6.92%	\$210,000	\$234,000	-10.26%	100	131	-23.07%
Townhouse	\$347,035	\$358,638	-3.24%	\$319,000	\$325,000	-1.85%	84	88	-4.75%
RES TOTAL	\$400,134	\$400,340	-0.05%	\$369,000	\$374,778	-1.54%	86	87	-1.88%
FARMS		\$823,333			\$900,000			82	
MULTIFAMILY									
Acreage	\$295,000	\$296,250	-0.42%	\$295,000	\$312,500	-5.60%	296	196	51.02%
Acreage WF		\$575,000			\$575,000			40	
Lots	\$197,254	\$220,704	-10.63%	\$196,450	\$186,500	5.34%	201	329	-38.95%
Lots WF	\$499,000			\$499,000			44		
LOTS TOTAL	\$219,448	\$248,057	-11.53%	\$208,780	\$192,500	8.46%	198	295	-33.02%
Business	\$76,000	\$38,250	98.69%	\$72,000	\$38,250	88.24%	199	182	9.20%
Commercial	\$282,241	\$255,398	10.51%	\$87,764	\$235,000	-62.65%	102	167	-39.08%
Land									
Leases	\$96,718	\$105,000	-7.89%	\$94,361	\$105,000	-10.13%	259	186	39.25%
IC&C TOTAL	\$184,300	\$196,929	-6.41%	\$88,861	\$152,500	-41.73%	165	172	-3.93%
GRAND TOTAL	\$380,411	\$388,919	-2.19%	\$349,950	\$368,000	-4.90%	95	102	-6.83%

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Central Okanagan Statistics -- March 2011

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	\$621,238	\$842,861	-26.29%	\$540,000	\$725,000	-25.52%	112	106	5.43%
Duplex	\$340,430	\$345,567	-1.49%	\$335,500	\$315,000	6.51%	91	78	16.10%
Mobile Home	\$88,966	\$91,222	-2.47%	\$71,500	\$82,000	-12.80%	105	118	-11.40%
Recreational	\$150,000	\$434,750	-65.50%	\$150,000	\$459,500	-67.36%	168	300	-44.05%
Residential	\$460,967	\$465,582	-0.99%	\$424,000	\$432,000	-1.85%	89	74	20.52%
Residential WF	\$1,320,500	\$1,795,000	-26.43%	\$1,275,000	\$1,930,000	-33.94%	164	231	-29.17%
3/4-Plex	\$511,000	\$799,000	-36.05%	\$511,000	\$799,000	-36.05%	28	24	14.58%
Timeshare									
Apartment	\$256,377	\$251,674	1.87%	\$232,250	\$233,750	-0.64%	112	131	-15.01%
Townhouse	\$335,657	\$348,810	-3.77%	\$315,695	\$320,000	-1.35%	99	94	5.53%
RES TOTAL	\$393,548	\$401,280	-1.93%	\$360,000	\$374,000	-3.74%	97	94	3.02%
FARMS	\$1,100,000	\$972,500	13.11%	\$1,100,000	\$942,500	16.71%	95	120	-20.67%
MULTIFAMILY									
Acreage	\$282,714	\$433,500	-34.78%	\$287,000	\$270,000	6.30%	135	212	-36.19%
Acreage WF		\$775,000			\$775,000			46	
Lots	\$203,460	\$229,119	-11.20%	\$207,450	\$191,500	8.33%	203	282	-28.27%
Lots WF	\$499,000			\$499,000			44		
LOTS TOTAL	\$228,469	\$278,112	-17.85%	\$222,500	\$200,000	11.25%	184	264	-30.29%
Business	\$102,333	\$463,214	-77.91%	\$122,000	\$41,500	193.98%	246	229	7.28%
Commercial	\$366,892	\$222,245	65.08%	\$128,000	\$98,970	29.33%	112	172	-34.92%
Land	\$499,000	\$775,000	-35.61%	\$499,000	\$775,000	-35.61%	102	39	161.54%
Leases	\$148,044	\$176,851	-16.29%	\$120,000	\$80,108	49.80%	188	177	6.13%
IC&C TOTAL	\$263,886	\$267,993	-1.53%	\$128,000	\$98,970	29.33%	158	179	-11.95%
GRAND TOTAL	\$382,796	\$389,708	-1.77%	\$348,450	\$358,000	-2.67%	103	109	-5.69%

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